



Dedicated to a better Brisbane

25 March 2026

Saidar Pty Ltd
C/- Property Projects Australia
PO Box 1264
NEW FARM QLD 4005

ATTENTION: Sam Spiro

Application Reference: A006928668
Address of Site: 105 JAMES ST NEW FARM QLD 4005

Dear Sam

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Noise – Short-term accommodation

- 1) The proposed short-term accommodation use, due to its nature and proximity to sensitive land uses and zoning, has the potential to adversely impact noise amenity. Accordingly, the proposal is required to demonstrate that an acceptable level of amenity can be achieved in accordance with the Short-term Accommodation Code.
 - a) The subject site zoning does not comply with AO2.1(a) of the Short-term Accommodation Code and it is also unclear whether the proposed development can comply with AO2.1(b) of this code. Accordingly, address noise amenity outcomes in PO2 of the Code. A noise report prepared to address PO3 can assist with addressing the noise amenity of PO2 and response should also include consideration of all proposed ancillary uses. This information is to clearly identify:
 - i) all ancillary uses associated with the development
 - ii) any communal recreation areas and/or communal outdoor dining, cooking or recreation areas
 - iii) the proposed hours of operation for all ancillary and communal uses.
 - b) Demonstrating that Acceptable Outcomes AO3.1 to AO3.2 of the Short-term Accommodation Code can be achieved. Where compliance with AO3.1 to AO3.2 cannot be demonstrated, submit a Noise Impact Assessment Report prepared in accordance with the Noise Impact Assessment Planning Scheme Policy, demonstrating that the proposal can comply with Performance Outcome PO3 of the code.

NOTE – Notwithstanding the provision of a Noise Impact Assessment Report to demonstrate compliance with PO3, it is noted that PO2 of the Short-term Accommodation Code includes broader amenity outcomes that are not limited to noise impacts alone. The proposal therefore may also be required to demonstrate compliance with the additional

planning outcomes prescribed under PO2 of the code, including expectations of the use at this location and any potential impact on the amenity of nearby sensitive land uses.

Refuse

- 2) A review of the 'Ite Consulting – BCC Rear Loading RCV: RPEQ Certification Turn Path' has identified the steering angle and turning radius diagram is not legible, and the swept path vehicle tracking demonstrates a dual steer RCV in lieu of single front-axle. Demonstrate the following:
 - a) Submit a revised RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a kerb-to-kerb turning radius of 9.757m. Ensure the vehicle tracking demonstrates a single-steer RCV in accordance with the BSD-3008-2 and that the steering angle and turning radius diagram is legible.

Landscaping

- 3) Demonstrate that the proposed development (short-term accommodation use) can provide appropriate site landscaping to comply with Performance Outcomes PO29 and PO30 of the Multiple Dwelling Code.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006928668.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council